

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

Tuskegee Housing Authority

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** The Housing Authority of the City of Tuskegee, Alabama

**PHA Number:** AL 160

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2005

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)  
The mission of the Tuskegee Housing Authority (THA) is to provide drug-free, decent, safe, and sanitary housing for eligible families. We will provide opportunities and promote self-sufficiency and economic development for all residents by seeking problem solving partnerships with residents, community, and government. THA will apply resources for effective and efficient management and operations to optimize federal funds. THA will continue to provide competent, courteous and compassionate service to all residents.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☐ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:

- ☒ Improve public housing management: (PHAS score) 85
- ☒ Improve voucher management: (SEMAP score) 88
- ☒ Increase customer satisfaction:
- ☒ Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☒ Demolish or dispose of obsolete public housing:
- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☐ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)  
Increase lighting by 20%. Provide foot patrol in developments (police officers). Furnish residents with improved security doors (160-3-20%). Install central air/heating units-25%. Provide on-site law enforcement officers.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

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**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Annual Plan which is attached hereto was developed by the Tuskegee Housing Authority, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the rules and regulations promulgated by HUD.

The goals and objectives of this HA are contained in the Five Year Plan, the Admissions and Continued Occupancy Policy, and the Section 8 Administrative Plan. These were written to comply with HUD guidelines, rules, regulations, and federal law. The basic goals and objectives are:

1. The HA will increase the availability of decent, safe, and affordable housing in Tuskegee, Alabama.
2. The HA will ensure equal opportunity in housing for all Americans.
3. The HA will promote self-sufficiency and asset development of families and individuals.
4. The HA will take steps to help improve community quality of life and economic vitality.
5. The HA will promote homeownership and financial tools to assist in homeownership where feasible.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:	50
<input checked="" type="checkbox"/> A Admissions Policy for Deconcentration	51
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K	<input checked="" type="checkbox"/> FY 2005 Capital Fund Program 5 Year Action Plan	84
	<input type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
	<input type="checkbox"/> Other (List below, providing each attachment name)	

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
		Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Annual Plan: Pets
X	Voluntary Conversion of Public Housing Development Analysis-Required Initial Assessment	Annual Plan: Voluntary Conversions

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	750	3	2	1	1	2	1
Income >30% but <=50% of AMI	218	2	1	2	1	3	1
Income >50% but <80% of AMI	336	1	1	2	1	2	1
Elderly	221	2	1	1	1	1	1
Families with Disabilities	unknown						
Race/Ethnicity	20318	3125					
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: (list and indicate year of information)

Lee/Russell Planning County Profiles Center for Health Statistics  
Alabama Department of Public Health 1998 vol. IV

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	26		13
Extremely low income <=30% AMI	18	69	
Very low income (>30% but <=50% AMI)	7	27	
Low income (>50% but <80%	1	4	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	22	85	
Elderly families	0	0	
Families with Disabilities	2	7	
Race/ethnicity Black	26	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	11		157
Extremely low	9	82	

Housing Needs of Families on the Waiting List			
income <=30% AMI			
Very low income (>30% but <=50% AMI)	2	18	
Low income (>50% but <80% AMI)	0	0%	
Families with children	6	55	
Elderly families	0	0%	
Families with Disabilities	1	9	
Race/ethnicity Black	11	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4		
2 BR	6		
3 BR	1		
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Housing Needs of Families on the Waiting List			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Turnkey III Homeownership			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7		0
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	7	100%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	100%	
Elderly families	0	0%	
Families with Disabilities	0	0%	
Race/ethnicity Black	7	100%	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR	7	100%	
4 BR			
5 BR			
5+ BR			



### Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

#### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

To help alleviate our on-going vacancy problem, we continue to provide outreach advertising of soliciting more applicants as well as plans to assist in retention of existing residents, recruitment of college students continue.

##### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)  
Convert 4 bedroom units for the purpose of providing community space for training and meetings in the Lakeview community as well as office space.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)  
Purchase and/or build single dwelling units to promote homeownership opportunities.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs****Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)****(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance

- ☐ Results of consultation with local or state government  
☒ Results of consultation with residents and the Resident Advisory Board  
☐ Results of consultation with advocacy groups  
☐ Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants</b>		
a) Public Housing Operating Fund	1,292,490	Public Housing Operations
b) Public Housing Capital Fund	744,344	Public Housing Operations
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	252,263	Public Housing Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	Public Housing Operations
h) Community Development Block Grant	0	
i) HOME		
Other Federal Grants (list below)		
<b>Bond Pool</b>	2,387,187.64	Public Housing Operations
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	0	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>3. Public Housing Dwelling Rental Income</b>	175,080	Public Housing Operations
<b>4. Other income</b> (list below)		
<b>5. Non-federal sources</b> (list below)		
<b>Total resources</b>	4,851,364.64	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

#### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe)  
HA verifies at the completion of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)  
Credit History

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list  
☐ Sub-jurisdictional lists  
☐ Site-based waiting lists  
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office  
☐ PHA development site management office  
☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?  
N/A

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3. ☐ Yes ☒ No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office  
☐ All PHA development management offices  
☐ Management offices at developments with site-based waiting lists  
☐ At the development to which they would like to apply  
☐ Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One  
☐ Two  
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies  
☐ Overhoused  
☐ Underhoused  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing  
Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:



- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☐ Any time family composition changes
- ☐ At family request for revision
- ☒ Other (list)
- Within 10 calendar days of occurrence

**(6) Deconcentration of Poverty and Income Mixing in Public Housing**

a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to next question.

b. ☐ Yes ☒ No: Did any of these covered developments have average incomes above or below 85% to 115 % of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>


c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
  - ☐ Criminal and drug-related activity, more extensively than required by law or regulation
  - ☐ More general screening than criminal and drug-related activity (list factors below)
  - ☒ Other (list below)  
Credit History
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
  - ☒ Other (describe below)  
Current address, current and prior landlords

### (2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
  - ☐ Federal public housing
  - ☐ Federal moderate rehabilitation
  - ☐ Federal project-based certificate program
  - ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☒ PHA main administrative office

☐ Other (list below)

**(3) Search Time**

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Consideration is given to disabled persons. Extenuating circumstances such as hospitalization or family emergency. Evidence of consistent efforts made to locate a unit, request for tenancy submitted but unit not passed HQS.

**(4) Admissions Preferences**

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) N/A

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs

- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply) N/A

- ☐ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public? N/A

- ☐ Through published notices
- ☐ Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**Attachment G** Minimum Rent Hardship Exemption

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member  
☐ For increases in earned income  
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- ☐ For household heads  
☐ For other family members  
☐ For transportation expenses  
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families  
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments  
☐ Yes but only for some developments  
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

N/A

- ☐ For all developments  
☐ For all general occupancy developments (not elderly or disabled or elderly only)  
☐ For specified general occupancy developments  
☐ For certain parts of developments; e.g., the high-rise portion  
☐ For certain size units; e.g., larger bedroom sizes  
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

N/A

- ☐ Market comparability study  
☐ Fair market rents (FMR)  
☐ 95<sup>th</sup> percentile rents  
☐ 75 percent of operating costs  
☐ 100 percent of operating costs for general occupancy (family) developments  
☐ Operating costs plus debt service  
☐ The "rental value" of the unit  
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never  
☐ At family option  
☒ Any time the family experiences an income increase  
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_  
☒ Other (list below)



Within 10 calendar days of occurrence

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing  
☐ Survey of rents listed in local newspaper  
☒ Survey of similar unassisted units in the neighborhood  
☐ Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR  
☐ 100% of FMR  
☐ Above 100% but at or below 110% of FMR  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☒ The PHA has chosen to serve additional families by lowering the payment standard  
☒ Reflects market or submarket  
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.  
(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. **SEE Attachment H**
- ☐ A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	343	15
Section 8 Vouchers	70	5
Section 8 Certificates	N/A	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
TURNKEY III	14	0

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- Public Housing Maintenance and Management: (list below)

Procurement Disposition (procurement, capitalization, purchase order)  
 Personnel  
 Rent Collection  
 Trespass

Solicitation  
Sexual Abuse Policy  
Resident Handbooks  
Grievance Hearing Officers  
Maintenance Charges  
Pest Control  
THA Safety Policy  
Dwelling Lease  
Admissions and Continued Occupancy Policy  
Cell Phone

(2) Section 8 Management: (list below)  
Section 8 Administrative Plan

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☐ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at **Attachment B** (state name)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment K** (located in Attachment Section)

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
Plan to apply for tax credit units, public housing units, and senior units.

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Hightower Apartments
1b. Development (project) number: AL160-004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>03-28-05</u>
5. Number of units affected: 5
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09-30-05 b. Projected end date of activity:

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]



Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan

(date submitted or approved: )

- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent  
☐ Requirements no longer applicable: site now has less than 300 units  
☐ Other: (describe below)

**B. VOLUNTARY CONVERSIONS OF PUBLIC HOUSING DEVELOPMENT  
ANALYSIS-Required Initial Assessment**

We have determined that conversion is inappropriate because conversion of the development would not meet the necessary conditions for voluntary conversion.

SEE ATTACHMENT J

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description  
(Complete one for each development affected)**

1a. Development name: Westbrook Subdivision

1b. Development (project) number: AL160-005

2. Federal Program authority:

☐ HOPE I

<input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>1972</u>
5. Number of units affected: 14 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> 150 Total development

## B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

#### b. PHA established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (I)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 06-30-1999

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals  
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
☐ Jointly administer programs  
☐ Partner to administer a HUD Welfare-to-Work voucher program  
☐ Joint administration of other demonstration program  
☐ Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- ☒ Public housing rent determination policies  
☒ Public housing admissions policies  
☒ Section 8 admissions policies  
☐ Preference in admission to section 8 for certain public housing families  
☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
☐ Preference/eligibility for public housing homeownership option participation

- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
GED Preparation-Tutorial classes to prepare for GED Exam. Adult Education Building	3	Specific Criteria	Macon County Adult Basic/Education/ Tuskegee Housing Authority	Both
Entrepreneurial Training-Business training and financial planning- Fieldcrest Community	5	Specific Criteria	Macon County Community Development Corp./Tuskegee Housing Authority	Both
After School Tutorial-Homework assistance-Ridgewood Community Centers	60	Specific Criteria	Tuskegee Housing Authority	Both
THA Community Choir-voice training and performance-THA Life Development Center, area churches, programs and festivals	50	Specific Criteria	Resident Council Executive Board- Tuskegee Housing Authority	Both
Youth Basketball-Skills training and competition-THA Life Development Center	75	Specific Criteria	Tuskegee Housing Authority Adult Volunteers	Both
Youth Softball--Skills training and competition-THA Life Development Center	75	Specific Criteria	Tuskegee Housing Authority Adult Volunteers	Both
WAIT Training-Teen Sexual Abstinence Classes, work program and training- Ridgewood and Fieldcrest Centers	20	Specific Criteria	Macon County Juvenile Court, Cooperative Extension/Tuskegee Housing Authority	Both

Starbabies Dance Group-Cultural performing arts training and performance-THA Life Development Center	30	Specific Criteria	Tuskegee Housing Authority Adult Volunteers	Both
Summer Youth Day Camp Program-recreational program, training classes, swimming, free meals, Abbott Park Recreational Center	60	Specific Criteria	Macon County YMCA and Tuskegee Housing Authority	Both
Girls Club Unlimited-cultural, educational, and health training Washington Chapel Church	18	Specific Criteria	Washington Chapel Women's Organization/Tuskegee Housing Authority	Both
Sunday Free Breakfast Program-Free breakfast, substance abuse counseling-Maple Gardens Center	20	Open Criteria	Gospel News Newspaper/Tuskegee Housing Authority	Both
Gospel Community Choir Program-vocal development and performance-Maple Gardens Center	20	Open Criteria	Gospel News Newspaper/Tuskegee Housing Authority	Both
Elmwood Art Class-graphic art training and exhibits-Elmwood Center	15	Specific Criteria	Resident Council Executive Board/Elmwood Resident Council/Tuskegee Housing Authority	Both
Business Development Training/Business Support Services-business training classes, business support by appointment (bus. Plan development, start-up, and marketing-New Market Center, Dibble St.	12	Specific Criteria	Macon County Community Development Corporation/Tuskegee Housing Authority/Southern Community College	Both
Neighborhood Network Technology Training-computer training,, computer assistance, technology access, Elmwood, Fieldcrest, Hightower, Lakeview, Ridgewood, W. P. Mitchell Life Development Center.	60	Open Criteria	Tuskegee Housing Authority/Tuskegee University School of Social Work	Both
Neighborhood Network Technology Homework Assistance-technology homework assistance- Elmwood, Fieldcrest, Hightower, Lakeview, Ridgewood, W. P. Mitchell Life Development Centers	75	Open Criteria	Tuskegee Housing Authority/Tuskegee University School of Social Work/HA Adult volunteers	Both

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2000 Estimate)</b>	<b>Actual Number of Participants (As of: DD/MM/YY)</b>
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - ☒ Informing residents of new policy on admission and reexamination
  - ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
  - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
  - ☐ Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

**SEE ATTACHMENT J PAGE 83**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - ☒ Residents fearful for their safety and/or the safety of their children

- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below)  
Presence of vagrants

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☒ Other (describe below)  
REAC Reports from residents

3. Which developments are most affected? (list below)

Ridgewood Community AL160003  
Hightower Community AL160004B  
Lakeview Community AL160004A  
Elmwood Community AL160001  
Fieldcrest Community AL160002A

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below)  
Walking and bicycle patrol. On-site residents of law enforcement agencies. Install at least one



cage for resident owned air conditioner in downstairs unit upon request for security of a/c units. Install security window pins that allow for egress in an emergency and safety from break-ins.

2. Which developments are most affected? (list below)

Ridgewood Community AL160003  
Hightower Community AL160004B  
Lakeview Community AL160004A  
Elmwood Community AL160001  
Fieldcrest Community AL160002A

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Ridgewood Community AL160003  
Hightower Community AL160004B  
Lakeview Community AL160004A  
Elmwood Community AL160001  
Fieldcrest Community AL160002A

#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Tuskegee Housing Authority has adopted a pet policy which allows residents to own pets, provided they adhere to the provision of the policy.

According to our pet policy, a resident may own up to two pets; if one of the pets is a dog or cat, the second pet must be contained in a cage or an aquarium for fish. Pets allowed are: dogs, cats, fishes, and birds. Dogs and cats must be neutered/spayed by the age of six months and cats must be declawed by the age of three months, and pets must have rabies and distemper inoculations; evidence of this must be provided by a statement from a veterinarian and/or staff of the humane society. The evidence must be provided prior to the execution of the pet agreement, or within ten days of the pet becoming of the age to be neutered/spayed, or declawed.

Resident must provide waterproof and leakproof litter boxes for cat waste, which must be kept inside the dwelling unit. The weight of a cat cannot exceed ten pounds fully grown and twenty pounds for a dog fully grown. The weight of the dog or cat must be verified by a veterinarian or humane society staff person, prior to execution of agreement. If the pet is a bird, it must be kept in a birdcage at all times. Fish must be in an aquarium twenty gallons or less. Resident is limited to one aquarium.

All pets must be housed inside the unit. No animal is permitted to be loose, must wear collars with identification at all times, must be under the control of an adult, and may not be left unattended for more than twenty-four consecutive hours.

Pets cannot disturb, interfere or diminish the peaceful enjoyment of other residents; if so, pet must be removed within ten days of notice to resident. Pets may not be bred or used for any commercial purposes.

Animal prohibited are those considered by the HA to be vicious and/or intimidating such as reptiles, rottweilers, Doberman pinchers, pit bulldogs, and/or any animal that displays vicious behavior.

The required annual fee and deposit: Dog (\$150.00 fee, \$250.00 deposit), cat (\$100.00 fee, \$150.00 deposit), fish aquarium (\$50.00 fee, \$100.00 deposit), fish bowl (no fee, \$25.00 deposit), and caged pets (\$100.00 fee, \$150.00 deposit).

Failure to abide by the pet policy will result in lease termination. Grievance procedures apply.

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
N/A  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☒ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☒ Provided below:

THA met with Resident Council Executive Board to explain and discuss the contents of the Five Year Plan and Annual Plan.

THA and the Resident Council Executive Board also met to solicit comments, questions, and suggestions. Comments were:

1. Additional/new playground equipment is needed in all areas.
2. More on-site youth activities.
3. Adult recreation.
4. Street/security lighting.

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:

☒ Other: (list below)

Consulting with the City of Tuskegee to improve streets and add additional lighting

### **B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☒ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☒ Candidates were nominated by resident and assisted family organizations
- ☒ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☒ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☒ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

### **C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Alabama Department of Economic and Community Affairs

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) Continue to provide affordable, decent, and sanitary housing to the community.

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

## **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

### **HOUSING OF POLICE OFFICERS**

It is our plan to remove at least one unit out of occupancy per site to allow police officers to reside as on-site law enforcement officers. This will be done to increase security for our residents, by having constant visibility of a police office, and afford us the opportunity to attract more residents and retain present residents, because of our vacancy rate which continues to increase.

The police officers will be given an available unit within a site. If the units are in excess of the size the officer qualifies for, the officer(s) will sign a form stating they will relocate if that unit is needed for a qualified family. They will be given a 30-day notice.

The following units have been taken out of occupancy to accommodate police officers:

207B Yancey Street  
306A Clemmie Street  
2903A Foster Street  
911C Williams Street

As soon as an officer is identified for the other sites, those units will also be removed from occupancy.

## **18. E. OTHER INFORMATION**

### **Units Removed from Occupancy for Other Housing Needs**

#### **Current Units Out of Occupancy**

310B Brown Street –3 bedroom-Resident Office  
306 Brown Street-Resident Initiatives Office  
205A Clemmie Street-3 bedroom-Resident Community Center  
2911D Foster Street-3 bedroom-Model Unit  
903A Williams Street-2 bedroom-Police Substation  
208B Yancey Street-3 bedroom-Resident Community Building  
2906B Pruitt Street-3 bedroom-Police Substation  
2907C Davison Street-Resident Community Center  
\*2908 Foster Street-5 bedroom-Youth Safe Haven Mini-Station  
\*905A Williams Street-4 bedroom-Resident Community Center/Tutorial Lab

\*905B Williams Street-4 bedroom-Resident Community Center/Tutorial Lab  
\*905C Williams Street-4 bedroom-Resident Community Center/Tutorial Lab

**\*Pending approval of request**

## **ATTACHMENTS**

Use this section to provide any additional attachments referenced in the Plans.

<b>ATTACHMENT A</b>	<b>Admission Policy on Deconcentration</b>
<b>ATTACHMENT B</b>	<b>Capital Fund Program Annual Statement-FY 2005</b>
<b>ATTACHMENT C</b>	<b>Performance and Evaluation Statement Reports for the period ending 06-30-05 for AL09P16050104, AL0P16050103, AL09P16050103-Bonus Funds, and AL09R16050104</b>
<b>ATTACHMENT D</b>	<b>Progress in meeting 5 Year Plan Mission and Goals</b>
<b>ATTACHMENT E</b>	<b>Resident membership of PHA Governing Board and membership of The Resident Advisory Board</b>
<b>ATTACHMENT F</b>	<b>Minimum Rent Hardship Exemption</b>
<b>ATTACHMENT G</b>	<b>Memorandum of Understanding- Resident Participation Funding (Located in Hard Copy)</b>
<b>ATTACHMENT H</b>	<b>PHA Organization Chart</b>
<b>ATTACHMENT I</b>	<b>Narrative and Budget for Bond Pool</b>
<b>ATTACHMENT J</b>	<b>Voluntary Conversion-Required Initial Assessment</b>
<b>ATTACHMENT K</b>	<b>Capital Fund Program 5 Year Action Plan</b>
<b>ATTACHMENT L</b>	<b>Annual Lead Based Paint Activity Report (Located in Hard Copy)</b>
<b>ATTACHMENT M</b>	<b>Community Service</b>



## **Attachment A**

### **DECONCENTRATION RULE**

1. **OBJECTIVE:** The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40% percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to ensure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
2. **ACTIONS:** To accomplish the Deconcentration goals, the housing authority will take the following actions:
  - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-in from the previous housing authority fiscal year.
  - B. To accomplish the goals of:
    - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
    - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is part of this policy provides for skipping families on the waiting list to accomplish these goals.

# ATTACHMENT B

## PHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and II

#### Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P16050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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☒ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 1)  
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-			
3	1408 Management Improvements	141000.00	141000.00		
4	1410 Administration	60000.00	60000.00		
5	1411 Audit	3000.00	3000.00		
6	1415 Liquidated Damages	-0-	-0-		
7	1430 Fees and Costs	10,000.00	10,000.00		
8	1440 Site Acquisition	-0-	-0-		
9	1450 Site Improvement	-0-	-0-		
10	1460 Dwelling Structures	316048.65	285,170.75		
11	1465.1 Dwelling Equipment—Nonexpendable	-0-	-0-		
12	1470 Nondwelling Structures	-0-	-0-		
13	1475 Nondwelling Equipment	-0-	-0-		
14	1485 Demolition	-0-	-0-		
15	1490 Replacement Reserve	-0-	-0-		
16	1492 Moving to Work Demonstration	-0-	-0-		
17	1495.1 Relocation Costs	-0-	-0-		
18	1499 Development Activities	-0-	-0-		
19	1501 Debt Service	208,846.35	209,743.26		

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor

### (CFP/CFPRHF) Part I: Summary

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P16050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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☒ Original Annual Statement 
 ☐ Reserve for Disasters/ Emergencies 
 ☒ Revised Annual Statement (revision no: 1)  
☐ Performance and Evaluation Report for Period Ending: 
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 2 – 20)	738895.00	708914.26		
22	Amount of line 21 Related to LBP Activities	6000.00	-0-		
23	Amount of line 21 Related to Section 504 compliance	5000.00	5000.00		
24	Amount of line 21 Related to Security – Soft Costs	-0-	-0-		
25	Amount of Line 21 Related to Security – Hard Costs	6200.00	-0-		
26	Amount of line 21 Related to Energy Conservation Measures	12000.00	12000.00		

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part II: Supporting Pages

PHA Name: Tuskegee Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: AL09P16050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Police Officers	1408	2	40000.00	40000.00			
PHA WIDE	Sports Coordinator	1408	1	35000.00	35000.00			
PHA WIDE	Assistant Sports Coordinator	1408	1	20000.00	20000.00			
PHA WIDE	Assistant Sports Coordinator	1408	1	3000.00	3000.00			
PHA WIDE	Program Coordinator	1408	1	25000.00	25000.00			
PHA WIDE	CFP Workshops/travel	1408		5000.00	5000.00			
PHA WIDE	PHDEP Activities	1408		13000.00	13000.00			
	<b>Total Management Improvements</b>	<b>1408</b>		141000.00	141000.00			
PHA WIDE	CFP Director/Executive Dir.	1410	2	60000.00	60000.00			
PHA WIDE	Audit	1411		3000.00	3000.00			
PHA WIDE	<b>Total Fees and Costs</b>	<b>1430</b>		10000.00	10000.00			
AL160-4	Renovations to Hightower Apartments. These funds shall supplement cost of work at Hightower community under Bond Pool budget. Work description is detailed in Bond Pool Budget	1460	38	264677.00	285170.74			
AL160-3	Install Central A/C in units	1450	12	51371.65	0.00			
AL160-4	Debt Service	1501		208846.35	209743.26			
	<b>TOTAL BUDGET</b>			738895.00	708914.00			

## IMPLEMENTATION SCHEDULE

<b>PHA Name: TUSKEGEE HOUSING AUTHORITY</b>		<b>Grant Type and Number</b> Capital Fund Program No AL09P160505 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE Police Officers	09-30-07			09-30-09			
AL160-4 Hightower Renovations	09-30-07			09-30-09			
PHA WIDE Sports Coordinator	09-30-07			09-30-09			
PHA Wide Assistant Sports Coordinator	09-30-07			09-30-09			
Administration	09-30-07			09-30-09			
A & E Services	09-30-07			09-30-09			
AL160-3 Central A/C Installations	09-30-07			09-30-09			

# ATTACHMENT C

**AI09P16050104**

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P16050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no: )
 ☒ Performance and Evaluation Report for Period Ending: 06-30-05
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements	139,278.00	139,278.00	139,278.00	0.00
4	1410 Administration	56,000.00	56,000.00	56,000.00	0.00
5	1411 Audit	3000.00	3000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	10,000.00	10,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	353,318.65	321,770.65	321,770.65	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Debt Service	208,846.35	208,846.35	208,846.35	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	770,443.00	738,895.00	725,895.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to				

PHA Name: Tuskegee Housing Authority

Grant Type and Number

Capital Fund Program Grant No: AL09P16050104

Replacement Housing Factor Grant No:

Federal FY of Grant:

2004

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: )

☒ Performance and Evaluation Report for Period Ending: 06-30-05 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tuskegee Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P16050104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Police Officers	1408	1	40,000.00	40,000.00	40,000.00	0.00	
PHA WIDE	Sports Coordinator	1408	1	35,000.00	35,000.00	35,000.00	0.00	
PHA WIDE	Assistant Sports Coordinator	1408	1	20,000.00	20,000.00	20,000.00	0.00	
PHA WIDE	Assistant Sports Coordinator	1408	1	3000.00	3000.00	3000.00	0.00	
PHA WIDE	Program Coordinator	1408	1	25,000.00	25,000.00	25,000.00	0.00	
PHA WIDE	CFP Workshops/travel	1408		5000.00	5000.00	5000.00	0.00	
PHA WIDE	PHDEP	1408		11278.00	11278.00	11278.00	0.00	
	<b>Total Management Improvements</b>			<b>139,278.00</b>	<b>139,278.00</b>	<b>139,278.00</b>	<b>0.00</b>	
PHA WIDE	BOYKIN/SIMPSON	1410		56,000.00	56000.00	56000.00	0.00	
	<b>Total Fees and Costs</b>	<b>1430</b>		<b>10,000.00</b>	<b>10000.00</b>	<b>0.00</b>	<b>0.00</b>	
AL160-4	Supplement to Bond Pool Funds to Renovate Hightower Apartments	1460		353318.65	321770.65	321770.65	0.00	
PHA WIDE	<b>Debt Service</b>	<b>1501</b>		<b>208846.35</b>	208846.35	208846.35	0.00	



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: TUSKEGEE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No AL09P16050104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Police Officers	09-20-06			09-30-08			
Sports Coordinator	09-20-06			09-30-08			
Assistant Sports Coordinator	09-20-06			09-30-08			
Administration	09-20-06			09-30-08			
A & E Services	09-20-06			09-30-08			
AL160-4 Hightower Renovation	09-20-06			09-30-08			

**CAPITAL FUND PROGRAM BUDGET  
AL09P16050103**

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor  
(CFP/CFPRHF) Part I: Summary**

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P16050103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no: )  
☒ Performance and Evaluation Report for Period Ending: 06-30-05 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements	139,278.00	180998.00	180998.00	53210.57
4	1410 Administration	55,000.00	55,000.00	55,000.00	2865.29
5	1411 Audit	3000.00	3000.00	3000.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	8,000.00	27541.00	43420.00	4779.20
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	780.00	780.00	0.00	0.00
10	1460 Dwelling Structures	77189.65	194558.42	166520.07	64622.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	75000.00	45000.00	19849.00	19849.00
13	1475 Nondwelling Equipment	62000.00	12817.00	16204.83	16204.83
14	1485 Demolition	11000.00	11000.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Debt Service	208,846.35	105399.58	151102.50	151102.50
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of	636094.00	636094.00	636094.40	312633.39

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor

### (CFP/CFPRHF) Part I: Summary

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09P16050103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☐ Original Annual Statement 
 ☐ Reserve for Disasters/ Emergencies 
 ☐ Revised Annual Statement (revision no: )  
☒ Performance and Evaluation Report for Period Ending: 06-30-05 
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tuskegee Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P16050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Police Officers	1408	2	58380.00	58380.00	58380.00	600.00	
PHA WIDE	Sports Coordinator (Crawford)	1408	1	28748.00	28748.00	28748.00	2198.37	
PHA WIDE	Assistant Sports Coordinator (Fields)	1408	1	10000.00	10000.00	10000.00	968.85	
PHA WIDE	Assistant Sports Coordinator (Brooks)	1408	1	4000.00	4000.00	4000.00	500.00	
PHA WIDE	Program Coordinator (Person)	1408	1	24150.00	24150.00	24150.00	2276.78	
PHA WIDE	CFP Workshops/travel	1408		2000.00	2000.00	2000.00	0.00	
PHA WIDE	PHDEP Activities	1408		8000.00	8000.00	8000.00	946.57	
	<b>Total Management Improvements</b>			135278.00	180998.00	180998.00	53210.57	
PHA WIDE	Administration Boykin/Simpson	1410	2	55000.00	55000.00	55000.00	2865.29	
PHA WIDE	Audit	1411		3000.00	3000.00	3000.00	0.00	
PHA WIDE	Tablet Computer	1475	2	0.00	3387.43	3387.43	0.00	
PHA WIDE	A/E Services	1430		8000.00	27541.00	43420.00	4779.20	
AL160-4	Demolish 1 bldg. With 3 units	1485		11000.00	0.00	0.00	0.00	
AL160-3	Repair sidewalks	1450		780.00	780.00	0.00	0.00	
AL160-3	Replace electric panel boxes	1460	164	65600.00	65600.00	64622.00	64622.00	
AL160-3	Renovate unit	1460	1	11589.65	0.00	0.00	0.00	
AL160-3	Renovate Day Care Center	1470	1	45000.00	45000.00	19849.00	19849.00	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tuskegee Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P16050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL160-3	Maintenance Shed Roof Exten.	1470	1	30000.00	0.00	0.00	0.00	
AL160-4	Supplement Bond Poll Funds to renovate units	1460		0.00	139958.42	101897.67		
PHA WIDE	Vehicle for CFP	1475	1	62000.00	12817.00	12817.40	12817.40	
AL160-4	Debt Service	1501		208846.35	105399.58	151102.50	151102.50	
	<b>Total</b>			<b>636094.00</b>	<b>636094.00</b>	<b>0.00</b>	<b>0.00</b>	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: TUSKEGEE HOUSING AUTHORITY			Grant Type and Number Capital Fund Program No AL09P160503 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Police Officers	08-01-05			08-01-07			
Sports Coordinator	08-01-05			08-01-07			
Assistant Sports Coordinator	08-01-05			08-01-07			
Assistant Sports Coordinator	08-01-05			08-01-07			
Asst. Program Coordinator	08-01-05			08-01-07			
PHDEP Activities	08-01-05			08-01-07			
Workshops/travel	08-01-05			08-01-07			
AL AL160-3 Sidewalk repair	08-01-05			08-01-07			
AL160-3 Renovate unit	08-01-05			08-01-07			
AL160-3 Maintenance shed roof extension	08-01-05			08-01-07			
AL160-3 Renovate Day Care Center	08-01-05			08-01-07			

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: <b>AL09P16050103 Bonus Funds</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no: )

☒ Performance and Evaluation Report for Period Ending: 06-30-05
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-	-0-	-0-	-0-
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	10000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	114349.00	0.00	114349.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	5000.00	0.00	5000.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	5000.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	134349.00	0.00	119349.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Tuskegee Housing Authority		Grant Type and Number Bonus Capital Fund Program Grant No: AL09P16050103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AL160-3	Renovate units: new floor tile; wall repairs; new electric panel boxes; paint interiors; install central air and heat; install new kitchen cabinets	1460	5	114349.00	0.00	0.00		
AL160-4	Renovate units at Hightower		38	0.00	114349.00	114349.00		
AL160-3	Fees and Costs	1430	1	10000.00	10000.00	0.00		
AL160-3	Ranges and Refrigerators	1465		5000.00	5000.00	5000.00		
PHA WIDE	Computer Equipment	1475		5000.00	5000.00	0.00		
	<b>Total</b>			<b>134349.00</b>	<b>134349.00</b>	<b>119349.00</b>		



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHA Name: TUSKEGEE HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No AL09P160503 Bonus Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AL160-4 Renovate units	02-01-06			02-01-08			
AL160-4 Cmputer equipment	02-01-06			02-01-08			
PHA WIDE Fees and Costs	02-01-06			02-01-08			
AL160-4 Ranges and Refrigerators	02-01-06			02-01-08			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF) Part I: Summary**

PHA Name: Tuskegee Housing Authority	Grant Type and Number Capital Fund Program Grant No: AL09R16050105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
--------------------------------------	--	---------------------------------

☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☒ Revised Annual Statement (revision no: 1)

☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	-0-			
3	1408 Management Improvements	-0-			
4	1410 Administration	-0-			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	2000.00	2000.00		
8	1440 Site Acquisition	3448.00	3467.00		
9	1450 Site Improvement	-0-			
10	1460 Dwelling Structures	-0-			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	-0-			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Debt Service	-0-			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	5448.00	5467.00		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Tuskegee Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09R16050105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Operations	1460	0	0.00	0.00	0.00	0.00	
PHA WIDE	Management Improvements	1408	0	0.00	0.00	0.00	0.00	
PHA WIDE	Administration	1410	0	0.00	0.00	0.00	0.00	
PHA WIDE	Audit	1411	0	0.00	0.00	0.00	0.00	
PHA WIDE	Liquidated Damages	1415	0	0.00	0.00	0.00	0.00	
PHA WIDE	A & E Costs	1430		2000.00	2000.00	0.00	0.00	
PHA WIDE	Site Acquisition	1440		3448.00	3467.00	0.00	0.00	
PHA WIDE	Site Improvement	1450		0.00	0.00	0.00	0.00	
PHA WIDE	Dwelling Structures	1460		0.00	0.00	0.00	0.00	
PHA WIDE	Dwelling Equipment	1465.1		0.00	0.00	0.00	0.00	
PHA WIDE	Non-dwelling Structures	1470		0.00	0.00	0.00	0.00	
PHA WIDE	Non-dwelling Equipment	1475		0.00	0.00	0.00	0.00	
PHA WIDE	Demolition	1485		0.00	0.00			

## Part III: Implementation Schedule

[illegible]

## **Attachment D**

### **PROGRESS IN MEETING 5 YEAR PLAN MISSION AND GOALS**

THA is continuing to provide drug-free, decent, safe and sanitary housing for eligible families. We are continuing in our efforts by applying for grants that enable us to provide the above. We are continuing to refer residents to our partnering agencies for employment and training in our effort to promote self sufficiency. We are continuing to optimize federal funds in applying these resources for efficient management of operations. Competent, courteous and compassionate service continues to be a major goal for meeting the needs of those who come into contact with our agency and in need of quality and efficient service.

It is our continued goal to expand the supply of assisted housing/and to improve the quality of housing.

Rental vouchers remains a goal. Reducing public housing vacancies remain a priority. Vacancies were reduced by 5% overall for this fiscal year. We are continuing our outreach and retention strategies to substantially improve in this area.

Improving the quality of assisted housing - we are on track to accomplish this goal. Improving community quality of life and economic vitality is essential to providing good housing stock and keeping residents informed about availability of housing. Providing a sense of security is essential to community living and stabilization.

Self-sufficiency opportunities are made available to residents. We are continuing our partnerships with various agencies and universities throughout the city in our effort to provide opportunities that will lead to a better quality of life. Through the ROSS Grant, residents have established eight resident businesses.

We practice and encourage fair and equitable treatment of all individuals in providing housing that is accessible, available and safe who may qualify regardless of race, color, religion, national origin, sex, familial status and disability.

We are currently renovating the 38 units located in the Hightower community and will add a playground area. We are continuing our efforts to provide central air/heating in all of our communities. Efforts to obtain additional housing for homeownership purposes is being continued.

We have been approved to demolish one five unit building. This space will provide the community with a much needed playground area.

## **Attachment E**

### **RESIDENT MEMBERSHIP OF PHA GOVERNING BOARD**

Maria Tyler is the resident member of the PHA governing board. She is appointed for a term ending September 27, 2007.

### **MEMBERSHIP OF THE RESIDENT ADVISORY BOARD**

#### **THA RESIDENT COUNCIL EXECUTIVE BOARD OFFICERS**

Executive President	Suzann Jackson (Westbrook)
Exec. Vice President	Pamela Ford (Elmwood)
Exec. Secretary	Juanita Howard (Hightower)
Exec. Assistant Secretary	Joyce Alexander (Ridgewood)
Exec. Recording Secretary	Mary Griffin (Ridgewood)
Exec. Corresponding Secretary	Reva Harvey (Lakeview)
Exec. Financial Secretary	Joann Snipe (Fieldcrest)
Executive Treasurer	Monica Ford (Fieldcrest)
Exec. Assistant Treasurer	Iona Levett (Hillwood)
Executive Parliamentarian	Jackie Johnson (Hightower)
Exec. Assistant Parliamentarian	Emmitt Harris (Ridgewood)

#### **BOARD MEMBERS**

Mary Beason (Fieldcrest), Alnita Brown (Fieldcrest), Isaih Grant (Ridgewood), Yvonne Green (Ridgewood), Ruth Henderson (Maple Gardens), Mayjester Hoyle (Fieldcrest), Deborah Powell (Lakeview), Bertha Thomas (Fieldcrest), Senetra Ware (Ridgewood)

#### **ELMWOOD RESIDENT COUNCIL**

President	Shelly Ligon
Vice President	Jeanette Watts
Secretary	Cassandra Williams
Assistant Treasurer	Myesha Surge
Parliamentarian	Samuel Woods
Asst. Parliamentarian	Deputy Henry Boozer

#### **HIGHTOWER RESIDENT COUNCIL**

President	Jackie Johnson
Vice President	Juanita Howard
Assistant Secretary	Phatrina Cloud
Treasurer	LaToya Willis
Parliamentarian	Jimmy Brown
Asst. Parliamentarian	Jackie Ligon

#### **FIELDCREST RESIDENT COUNCIL**

President	Joann Snipe
Vice-President	Mary Beason

Secretary	Monica Ford
Treasurer	Mayjester Hoyle
Parliamentarian	Jeanette Ligon
Asst. Parliamentarian	Monica Ford

#### **HILLWOOD RESIDENT COUNCIL**

President	Iona Levett
Vice President	DeWanda Person
Assistant Secretary	Michelle Robinson
Treasurer	Tina Reeves
Parliamentarian	Nicole Taylor
Asst. Parliamentarian	Kerry Levett

#### **LAKEVIEW RESIDENT COUNCIL**

President	Deborah Powell
Vice President	Sylvia Harris
Secretary	Frances Willis
Asst. Secretary	Sabrina Tate
Treasurer	Reva Harvey
Asst. Treasurer	Marie Prince
Parliamentarian	Sylvia Harris

#### **MAPLE GARDENS RESIDENT COUNCIL**

President	Ruth Henderson
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#### **RIDGEWOOD RESIDENT COUNCIL**

President	Mary Griffin
Vice President	Yvonne Green
Secretary	Detra Hart
Asst. Secretary	Senetra Ware
Recording Secretary	Phyllis Sankey
Treasurer	Lula Pearl Riley
Asst. Treasurer	Joyce Alexander
Parliamentarian	Jesse Stafford
Asst. Parliamentarian	Baruch Etzioni

Davison Street Captain	Isaih Grant
Foster Street Captain, Lt. Captain	Martha Cole, Costella Alexander
Foster Cir. Captain, Lt. Captain	Yvonne Green, Nathan Cooper
Pruitt Street Captain, Lt. Captain	Emmitt Harris, Latanya Hall
Pruitt Court Captain, Lt. Captain	Raymond Hart, Senetra Ware

## ATTACHMENT F

### MINIMUM RENT HARDSHIP EXEMPTION

Any resident Head of Household that is paying a minimum rent, which is \$50.00, may make a written request for a hardship exemption (**Note: This hardship exemption only applies to residents that are paying minimum rent and does not apply to other resident households**). The written request must be submitted to the Housing Manager prior to the rent becoming delinquent, which is prior to close of business the tenth of each month. The written request must contain one of the following situations to be considered eligible for a hardship exemption, which includes:

1. The family has lost eligibility for, or is awaiting an eligibility determination from a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Naturalization Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
2. The family would be evicted as a result of the implementation of the minimum rent. This exemption is only applicable for the initial implementation of the minimum rent or increase in the existing minimum rent. The effective date of the initial implementation of the minimum rent for the HA was 02-26-96 and the minimum rent was established at \$50.00. Therefore, this exemption will only apply if the HA increases minimum rent.
3. The income of the family has decreased because of changes circumstance, including loss of employment.
4. A death in the family has occurred which affects the family circumstances.
5. If Section 1 through 4 as listed do not apply to a family paying a minimum rent, the Head of Household can cite any other circumstance that they believe created a financial hardship and describe that circumstance, in writing, and request that a hardship exemption be granted because of other circumstances. The HA will consider all "other circumstances" request for hardship exemptions as presented, in writing, by the Head of Household and make a decision to grant or deny the other circumstances request for a hardship exemption on a case by case basis.



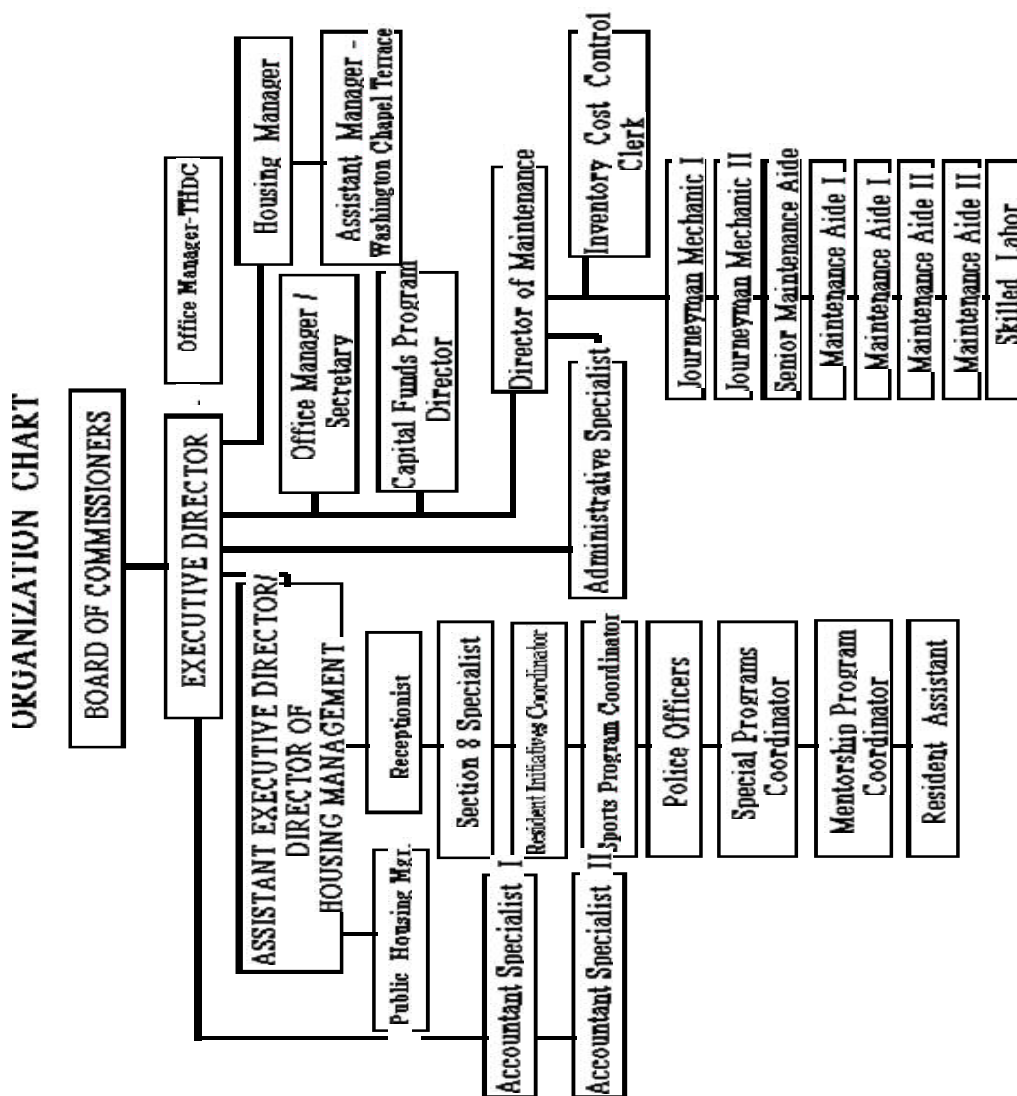
All of the above must be proven by the resident by providing verifiable information in writing to the HA prior to the rent becoming delinquent and before the lease is terminated by the HA.

**NOTE:** If you request a minimum rent hardship exemption and your request is approved, your new rent amount will be based on your total tenant payment and a new dwelling lease will have to be executed. Calculating rent based on the total tenant payment is required by federal regulation and is the method used to calculate rent for all public housing residents that are not paying a minimum rent or ceiling rent, as appropriate.

**ATTACHMENT G**

**MEMORANDUM OF UNDERSTANDING  
RESIDENT PARTICIPATION FUNDING  
(LOCATED IN HARD COPY)**

# ATTACHMENT H PHA ORGANIZATION CHART



## **ATTACHMENT I**

### **NARRATIVE FOR BOND POOL BUDGET**

The proposed modernization, using bond pooled financing, consists of the complete renovation of Project AL160-4 (Hightower) and partial renovations to Project AL160-3. Project AL160-4 consists of 80 mixed family type apartments built in 1974. It has been about 15 years since these units were completely renovated and they are in need of such now. We plan to install new roofs, central air and heat, new bath fixtures and tubs, new bath ceramic tile, new kitchen cabinets, new vct floor tile, interior and exterior painting, water heaters, ranges, range hoods, refrigerators; demolish three units (building); install new vinyl soffit and fascia, paint community buildings, landscape, build playground, and relocate residents.

Project AL160-3 consists of 160 units. It will be our last community to install central heat and air. These apartments were renovated about ten year ago but are in need of painting again. We will be able to complete about 86 apartments with the remaining bond pool funds and complete the other units with our CFP funds.

If approved and funded, we can have an architect hired within three months of budget approval and hopefully be under construction within six months after the A/E contract is signed.

#### **UPDATE:**

Bond Pool funds are being utilized for the renovation of the Hightower community and demolition of one-5 unit building. Construction started February 25, 2005 and the anticipated date of completion is early 2006. Renovation will include new roofing, total gutting of building to install central air/heat, new bath and kitchen fixtures, new flooring, playground area and an overall exterior facelift.

## BOND POOL BUDGET

<b>BOND POOL BUDGET</b>					
PHA Name: Tuskegee Housing Authority		PROJECT NUMBER AL160-4		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06-30-05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	216661.00
4	1410 Administration	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	112000.00	250434.00	250434.00	230222.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	45000.00	45000.00	45000.00	0.00
10	1460 Dwelling Structures	2,018,461.00	2,000,754.00	2,000,754.00	216,261.00
11	1465.1 Dwelling Equipment— Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	3000.00	3000.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	50000.00	50000.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	38000.00	38000.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum	2,175,461.00	2,387,188.00	2,387,188.00	663,144.00

**BOND POOL BUDGET**PHA Name:  
Tuskegee Housing Authority

PROJECT NUMBER AL160-4

Federal FY of  
Grant:  
2003☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement  
(revision no:    )☒ Performance and Evaluation Report for Period Ending: 06-30-05 ☐ Final Performance and  
Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	150000.00	150000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	170000.00	170000.00	0.00	0.00

# BOND POOL BUDGET

## Part II: Supporting Pages

PHA Name: Tuskegee Housing Authority		PROJECT NUMBER AL160-4				Federal FY of Grant Approval: 2003		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revision 1	Funds Obligated	Funds Expended	
AL160-4	A/E Services	1430		112000.00	250434.00	250434.00	230222.00	
AL160-4	Landscaping and Playground	1450		45000.00	45000.00	45000.00	0.00	
AL160-4	Renovate 43 units at Hightower and 37 units at Lakeview communities	1460		1,453,931.00	0.00	0.00	0.00	
AL160-3	Renovate 86 units at Ridgewood community	1460		564530.00	0.00	0.00	0.00	
AL160-4	Renovate 38 units at Hightower	1460		0.00	2,000,754.00	2,000,754.00	216661.00	
AL160-4	Demolish 1 building containing 5 units at Hightower	1485		0.00	50000.00	50000.00	0.00	
AL160-4	Paint community building at Hightower	1470		0.00	3000.00	3000.00	0.00	
AL160-4	Relocation expenses	1495		0.00	38000.00	38000.00	0.00	
	<b>TOTAL COST</b>			<b>2,175,462.00</b>	<b>2,387,188.00</b>			

**BOND POOL BUDGET****Part III: Implementation Schedule**

PHA Name: Tuskegee Housing Authority		Project Number: AL60-4					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
A & E SERVICES	08-01-05			08-01-07			
SITE IMPROVEMENT	08-01-05			08-01-07			
DWELLING UNITS	08-01-05			08-01-07			
Non-Dwelling Structures	08-01-05			08-01-07			
DEMOLITION	08-01-05			08-01-07			
RELOCATION	08-01-05			08-01-07			



## ATTACHMENT J

### VOLUNTARY CONVERSION COMPONENT REQUIRED INITIAL ASSESSMENTS

#### Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **7**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?  
**N/A**
- c. How many Assessments were conducted for the PHA's covered developments?  
**One**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment: **None**
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **N/A**

## ATTACHMENT K

### Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

### Capital Fund Program Five-Year Action Plan

#### Part I: Summary

PHA Name Tuskegee Housing Authority		AL09P16050105		<b>X Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Na me/HA-Wide	Year 1 2005 Annual Statement	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY:2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHAFY: 2009
Operations		0.00	0.00	0.00	0.00
Management Imp		141,000	141,000	141,000	141,000
Administration		60,000	60,000	60,000	60,000
Fees/Costs		10,000	10,000	10,000	10,000
Audit		3000	3000	3000	3000
AL160-3		282,945.00	286,174.00	0.00	0.00
AL160-4		0.00	0.00	284,944	284,127
Debt Service		211,969.00	208,740	208,846	210,787
Total CFP Funds (Est.)		<b>708914.00</b>	<b>708914.00</b>	<b>708914.00</b>	<b>708,914.00</b>
Total Replacement Housing Factor Funds		5467	5467	5467	5467

**ATTACHMENT L**  
**ANNUAL LEAD BASED PAINT ACTIVITY REPORT**  
**(Located in Hard Copy)**

**ATTACHMENT M**

**COMMUNITY SERVICE**

Community Service Requirements were reinstated with the approval of Board Resolution Number 753-03, Community Service Requirements, on August 27, 2003 and made effective for November 2003. On July 29, 2003, a memorandum was mailed to all residents regarding reinstatement of Community Service which explained the requirements, qualifications for participation, and the consequences of failing to comply with the requirements. On October 27, 2003, a follow-up memorandum was sent to residents who met the requirements to participate in community service. They were asked to report to the office on October 31, 2003 to receive information packages and reminded of the consequences of failing to comply. Those persons who needed assistance in finding volunteer service agencies were provided a listing of agencies and community activities. A follow-up is made quarterly to verify compliance. Letters are sent to residents who are not in compliance.

### **Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

[illegible]

